

**CENTRAL FALLS HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Minutes

April 26, 2006

Call to Order

Chairperson, Mr. Robert Salisbury called the meeting to order at 4:06 p.m.

Present were: Robert Salisbury, Chairperson

Sister Mary Gibson, Commissioner

Charles Coelho, Commissioner

Excused were: Albert Laroche, Commissioner

Gladys Burns, Commissioner

Also present: Robert Girouard, Executive Director

Domenic Butler, Director of Housing Operations

Raymond Marcaccio, Attorney

Susan Levasseur, Administrative Assistant

Approval of Minutes

Sister Mary Gibson motioned to accept the minutes of the March 15, 2006 meeting minutes collectively, Charles Coelho seconded and so it was voted 3-0.

Approval of Expenditures

Charles Coelho motioned to accept the Expenditures for March 2006, Sister Mary Gibson seconded, and so it was voted 3-0.

Administrative Report

Robert Girouard, Executive Director, briefs the board regarding the Food for Thought meetings that took place at both manors. The residents of both manors were informed of a slight increase in electric payments. Domenic Butler, Director of Operations, briefs the board in regards to the software proposals. Mr. Butler has been reviewing these proposals and hopes to have a final analysis at the June Board of Commissioners meeting. Also discussed is the security camera implementation that will be put into place in the near future. We have received four (4) proposals regarding the security consultant contract and will be reviewing them; Mr. Girouard hopes to have a recommendation at the May Board of Commissioners meeting.

Capital Bond Financing is discussed. Mr. Girouard explains to the board that housing authorities are eligible to apply to financing through this procedure. The Central Falls Housing Authority would like to access some of this financing for possible redevelopment

purposes.

P.I.L.O.T Payment. This payment is explained to the board by the Executive Director. Mr. Girouard explains the financial breakdown of this payment to the City of Central Falls.

Banking Business. It has come to the attention of Chairman Robert Salisbury along with Executive Director Robert Girouard, that some of the accounts held by the Central Falls Housing Authority still carried previous directors as the primary account representatives. Therefore, it is recommended that these names need to be removed from these accounts and information needs to be updated and changed.

Board Resolution

Authorization of Banking: On this date, the Board of Commissioners set forth the authorization of banking to consolidate all PHA accounts to one financial institution with all accounts updated or changed to Chairman Robert Salisbury and Executive Director Robert Girouard as designated signatures on all accounts. So it was voted 3-0.

Maintenance. Bill Aunchman has done a tremendous job in saving

money and purchasing materials from local vendors.

Section 8 Update. Domenic Butler, Director of Operations, briefs the board on the progress of the Section 8 Department. He explains that what was once a shortfall has now made a turn and the department is ready to begin leasing up once again.

Risk Control Policy. Bob Girouard explains to the board that a risk control committee is being put into place. Having this type of policy and committee in place will help defer insurance cost as well as address any safety issues that may come into effect.

Annual Five Year Plan. This plan will outline the goals and objectives for each department for review. This plan will need board approval by July 15, 2006.

New Business

None at this time

Old Business

None at this time

Executive Session

Motion to move to Executive Session made by Sister Mary Gibson, seconded by Charles Coelho at 5:10 pm.

Reconvene to Public Meeting

Motion to reconvene to public meeting made by Sister Mary Gibson, seconded by Charles Coelho at 5:30 pm.

Adjourn

Motion to adjourn made by Charles Coelho, seconded by Sister Mary Gibson at 5:35 pm and reconvene at Pinelli's North End Café for Annual Dinner Meeting at 6:00 pm.